



December 8, 2020

Chair Fred Hansson and Members of the
San Mateo County Planning Commission
455 County Center, 2nd Floor
Redwood City, CA 94063

Re: Item #4 on the December 9, 2020 Agenda: Coastal Development Permit and associated Planning Permits for a 47-space Recreational Vehicle (RV) Park, 8 tent camping spaces and a 1,065 sq. ft. shower and laundry building on Capistrano Road, Princeton

Dear Chair Hansson and Commissioners,

On behalf of Green Foothills, I am writing in support of the above-referenced project, which will provide commercial visitor-serving accommodations, including 8 lower cost tent camping spaces. While the Coastal Commission does not consider RVs to be lower cost accommodations due to the high cost of purchase or rental of RVs, the County's certified LCP does include Commercial Recreation uses (including RVs) as a priority land use and has reserved water and sewer capacities for such use.

We recommend that a new Condition of Approval be added that requires the Applicant to provide an Annual Report to the County that details the total number of occupancy days, including the length of stay of each RV or tent in order to confirm compliance with the limit of no more than 28 consecutive days and no more than 90 days per year, per Condition 17. This will help ensure that this priority visitor serving use does not become de facto housing (which is not a priority use under the Coastal Act).

We appreciate the revisions to the project in order to comply with the Clear View Easement. The split rail fencing and landscaping within the Easement area, once established, should provide an attractive entry to the harbor area. We recommend that the large sign be reduced somewhat and a simpler message such as "Harbor Village – Oceano Hotel – Shopping and Dining" replace the existing sign which is out of scale with the surrounding space.

We recommend two additional revisions:

1. In order to better screen the RVs in the two center aisles, we recommend that two RV spaces at the eastern end of each center aisle be deleted (#s 47 and 31 in the northern RV aisle, and #s 30 and 14 in the center aisle). This would enable landscape screening be planted in those areas.
2. In order for the tent campers to more easily access the bathroom facilities, and to avoid construction of the pathway so close to the existing Monterey Cypress trees, we recommend that the bathroom be relocated to the eastern end of the northern (upper) RV aisle. Any RV space removed for this purpose could be replaced at the bathroom site.



Thank you for considering of our comments.

Sincerely,

Lennie Roberts

Lennie Roberts, Legislative Advocate, Green Foothills
Email: Lennie@greenfoothills.org



Janneth Lujan

From: Laura Butterfoss
Sent: Friday, December 4, 2020 9:55 PM
To: Planning_Commission
Subject: Proposed RV Park Project at Highway 1 and Princeton Harbor
Attachments: Resized_20200515_113559.jpeg; Resized_20200424_092927.jpeg

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Hello,

Today I hope to inform you of two major reasons not to go along with the proposed RV park project at the Princeton Harbor.

The proposed RV park project will have a negative effect on the water quality of Princeton Harbor. I live only 1 block away in El Granada, walk my children by this location often, and keep up with San Mateo county weekly water reports for the Harbor that are emailed out each week.

The bacteria levels in the harbor have decreased finally since the the RV's were kicked out of the Harbor parking lot two years ago. There were dozens of RVs parked right there at the harbor and they dumped sewage and trash into the harbor. My children and neighbors can finally swim at their local beach, but this new RV park will bring those bacteria levels back up again! Attached are two pictures of my children after walking to the harbor. The harbor already struggles with the waste of restaurants, fishing boats, and the RV park at the jetty. An RV park is the worst type of development for that spot due to it's negative impact on the environment.

Additionally, this type of cheap and poorly run development has a negative impact on the low income families who will end up living there. As a local teacher during COVID, my students living in local RV parks are struggling with poor wifi connectivity on a regular basis. There are already FOUR RV parks on the ocean side of Highway 1. My students who live there have trouble of staying connected to my lessons and materials. They are struggling to keep up compared to their peers, even those in low income apartments.

Build an actual building like a hotel or apartments that can contain stronger connections with utilities, including sewage and electricity, for the time we live in now. Adding an RV park is an irresponsible decision for the future of this area and it's citizens. Don't ignore the problems faced by low income students today. They deserve a better by having decent standard of living.

Thank you,
Laura Butterfoss



Midcoast Community Council

*An elected Advisory Council to the San Mateo County Board of Supervisors
representing Montara, Moss Beach, El Granada, Princeton, and Miramar*

P.O. Box 248, Moss Beach, CA 94038-0248 - www.MidcoastCommunityCouncil.org

Claire Toutant **Len Erickson** **Dave Olson** **Barbra Mathewson** **Dan Haggerty** **Michelle Weil** **Tamar Powell**
Chair Vice-Chair Secretary Treasurer

Date: October 23, 2019

To: San Mateo County Planning Commission

Cc: Ruemel Panglao, SMC Project Planner, Erik Martinez, Coastal Commission Staff

From: Midcoast Community Council / Claire Toutant Chair

Subject: **Proposed 50-space RV Park on vacant 3.3 acres at NW corner Capistrano & Highway 1 in Princeton** (PLN2017-00320)

Aligning with clearly strong public opposition to this project since the 2015 pre-application workshop, the MCC adamantly opposes the Harbor Village RV Park project as planned. Opposition is based on negative impacts to aesthetics, vehicle mobility and pedestrian walkability, 28 day stay enforcement, climate/pollution, and planning for the location. The MCC strongly requests that a full Environmental Impact Report be submitted instead of the Mitigated Negative Declaration.

Harbor Gateway

One primary concern is the visual aesthetic of the harbor gateway. We request preserving the remaining slice of ocean view corridor from southbound Hwy 1. No more coastal view blocking should be added to the already obstructed view caused by existing development and a perimeter row of cypress trees. Full LCP protections should be complied with for this Coastal Act-designated Scenic Highway/Corridor (8.12.b and 11.4) to reduce blocking more of the ocean view in any way.

As we stated in our previous letter dated 4/12/18, if this project is to move forward, we request a height-restricted Clear View Easement with all plantings to remain below 3-feet in height above adjacent Capistrano Road at maturity.

Traffic Impacts

The RV Park is expected to generate approximately 110 trips per day, adding to daily congestion from Capistrano Road toward Half Moon Bay and Pacifica. Highway 1 is already choked with traffic on weekends; the addition of slow-moving large RVs will worsen congestion locally and coming into the area. Furthermore, the lack of a Comprehensive Transportation Management Plan is concerning, especially considering other previously approved projects such as Big Wave, projected to generate nearly 1,500 trips per day. The intersection of Capistrano Road and Pillar Point Harbor Blvd. is often difficult to maneuver through today. The cumulative impact of future developments, additional large RVs, numerous pedestrian and bicycle crossings from

the RV Park would have great impact everyone's ability to use the roads. This RV park will endanger the community in a major emergency, and therefore an evacuation plan should be required.

28 Day Stay Enforcement

The 28 day stay of RVs at the Harbor Village RV park will be difficult to enforce. The developer has a history of allowing stays longer than 28 days at the Pillar Point RV park, and we are concerned there will be a lack of enforcement at the new park. Therefore, part of the Harbor Village RV Park may become permanent housing instead of 100% visitor serving. There will likely be extra vehicles that will have no place to park, except in adjacent neighborhoods.

Climate and Pollution

We disagree with the assertion that the RVs traveling to and from the site would all be traveling this route anyway and would not generate any additional greenhouse gas emissions. RV users specifically target RV parks, obviously making each new one a destination it was not previously. Even if measures were put in place to reduce idling time, gas powered RVs (and generators) will result in additional pollution to the area. The nearly 35,000 square feet of impervious surface proposed will increase polluted stormwater runoff. Paving of this area also disrupts the habitat of native species, including nesting migratory birds.

Conclusion

Based on community opposition, the MCC requests that the project not be approved, or approved with a reduction to 25 spaces. LCP policy 11.4 requires the facility not subvert the unique small-town character of the nearby community. This prime visible gateway location to the only recreation and working fishing harbor in the County does not support "other compatible use" listed in the CCR Zoning District. Per CCR Section 6269 (7), development must be sited in a manner that maximizes public ocean views.

MIDCOAST COMMUNITY COUNCIL
s/Claire Toutant Chair



View to harbor across requested view corridor.



Aerial view showing requested view corridor